

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S Bay Drive, 125' N		
of Bay Drive	*	DEPUTY ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(3516 Bay Drive)		
	*	CASE NO. 02-339-A
Dyana L. & Robert A. Zomoida		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Dyana L. and Robert A. Zomoida, the legal owners of the subject property. The variance request is for property located at in the eastern area of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a setback of 13 ft. and 5 ft. in lieu of the required 50 ft. respectively and to approve an undersized lot per Section 304 of the B.C.Z.R. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts

RECEIVED FOR FILING
3/14/02
R. Zomoida

that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

As of the date of this Order, the Department of Environmental Protection & Resource Management (DEPRM) has not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM upon completion of their review. In addition, Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Comments submitted by the Office of Planning dated March 7, 2002 pertaining to elevation drawings, a copy of which is attached hereto and made a part hereof.

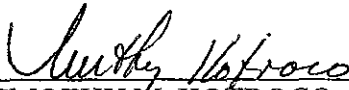
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of March, 2002, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a setback of 13 ft. and 5 ft. in lieu of the required 50 ft. respectively and to approve an undersized lot per Section 304 of the B.C.Z.R., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

FILED FOR REC
3/14/02
R. J. [Signature]

2. Compliance with any recommendations, if any, made by DEPRM.
3. Compliance with the recommendations made by the Office of Planning in their correspondence dated March 7, 2002.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

OFFICE OF PLANNING
3/16/02
R. J. Jenson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 14, 2002

Mr. & Mrs. Robert A. Zomoida
3516 Bay Drive
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 02-339-A
Property: 3516 Bay Drive

Dear Mr. & Mrs. Zomoida:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



CRITICAL FLOODPLAIN

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3516 Bay Dr Balt 21220
which is presently zoned R.C.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04, 3B.2. (BCZR)

TO PERMIT A SIDE YARD SETBACK OF 13' AND 5' IN LIEU OF THE
REQUIRED 50' RESPECTIVELY, AND TO APPROVE AN UNDERSIZED
LOT PER SECTION 304 + TO APPROVE ANY OTHER VARIANCES
DEEMED NECESSARY BY THE ZONING COMMISSIONER.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 3/14/02 day of March that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-339-A

Reviewed By D. THOMPSON Date 2/14/02

Estimated Posting Date 2/24/02

REV 10/25/01

UNDERSIZED LOT

OFFICE RECEIVED FOR
DATE
BY

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

3516 Bay Dr
Address
Baltimore MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Due to the current conditions of our home, a former summer home, it is necessary for us to tear the house down & build new. When we bought the house eight years ago we needed a certification from a structural engineer due to the sagging joists. Now, they have further sagged & a few are broken. The house isn't built on any foundation so repair is impossible.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Robert A. Zomoida
Signature
Robert A. Zomoida
Name - Type or Print

Dyana L. Zomoida
Signature
Dyana L. Zomoida
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of July, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert A. Zomoida & Dyana L. Zomoida
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Patricia C. Kueper
Notary Public
My Commission Expires 5/1/2005

Zoning Description for: 3516 Bay Dr Balto.,MD 21220

Beginning for the same on the westernmost side of a road twenty-five feet wide at the distance of one hundred twenty-five feet north ten degrees twelve minutes east from the intersection of the westernmost side of said road and the north side of another road twenty-five feet wide leading from the above mentioned road to the waters of Chesapeake Bay and running thence and binding on the westernmost side of said road twenty-five feet first above mentioned north ten degrees twelve minutes east fifty feet; thence parallel with and twenty-five foot road secondly above mentioned north seventy-nine degrees forty-eight minutes west two hundred fifty-eight and six-tenths feet to the waters of Middle River thence binding on the waters of said river southwesterly to the intersect a line drawn north seventy-nine degrees forty-eight minutes west from the place of beginning and thence reversing said line so drawn and binding thereon south seventy-nine degrees forty-eight minutes east two hundred forty-five and eight-tenths feet to the place of beginning. Being Lot 3, Plat 3, sub-division of Lot 197 of Plat 1 of Bowleys Quarters and recorded in Plat Book WPC No. 7 folio 78. Also known as 3516 Bay Drive and located in the 15th Election District, 8th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 10114

DATE 2/14/02 ACCOUNT R0010066150
AMOUNT \$ 100.00

RECEIVED FROM: DYANA ZOMORA ~~1-24-02~~

FOR: ITEM #339 02-339-A + UNDERSIZED LOT
3516 EAY DR., 21220 D THOMPSON
TAKEN IN 104

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
2/14/2002 2/14/2002 11:09:07
REG W504 CASHIER DDOL DMD DAWER 2
>> RECEIPT # 175939 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 010114

Recpt Tot 100.00
100.00 CR .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-339 A

Petitioner/Developer: ROBERT +

DYANA ZOMOIDA

Date of Hearing/Closing: 3/11/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 3516 Bay Dr

The sign(s) were posted on 2/24/02
(Month, Day, Year)

Sincerely,

[Signature] 2/24/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

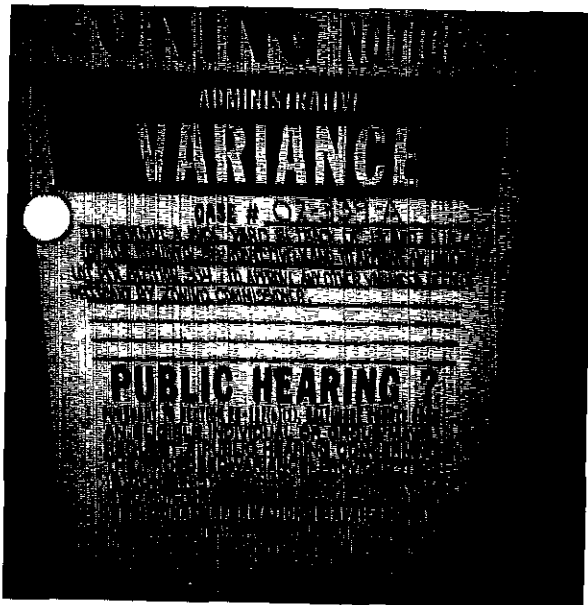
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 02- 339 -AAddress 3516 BAY DR, 21220Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/14/02Posting Date: 2/24/02Closing Date: 3/11/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMATCase Number 02- 339 -AAddress 3516 BAY DR, 21220Petitioner's Name ROBERT + DYANA ZOMOIATelephone 410-335-1257Posting Date: 2/24/02Closing Date: 3/11/02

Wording for Sign: TO PERMIT A SIDE YARD SETBACK OF 13' AND 5' IN LIEU
OF THE REQUIRED 50' RESPECTIVELY AND TO APPROVE AN UNDERSIZED
LOT PER SECTION 304 + TO APPROVE ANY OTHER VARIANCES DEEMED
NECESSARY BY ZONING COMMISSIONER.

WCR - Revised 6/28/00

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-339-A
Petitioner: Zomoida
Address or Location: 3516 BAY DR. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT + DYANA ZOMOIDA
Address: 3516 BAY DR.
BALTO. MD 21220
Telephone Number: 410-335-1257

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 11, 2002

Mr. & Mrs Robert A Zomoida
3516 Bay Drive
Baltimore MD 21220

Dear Mr. & Mrs. Zomoida:

RE: Case Number: 02-339-A, 3516 Bay Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 14, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 1, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *March 4, 2002*
Item No. 339

The Bureau of Development Plans Review has reviewed the subject zoning item.

Unable to locate site/building on 200 scale map.

RWB:HJO:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 28, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF March 4, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments regarding the following item #'s.

331, 334, 335, 337, 339, 340, 341, 342, 343, 345,
346, 347, 348, 349,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS /RLT*

DATE: March 27, 2002

SUBJECT: Zoning Item 339
Address 3516 Bay Drive

Zoning Advisory Committee Meeting of March 4, 2002

An evaluation of the septic system will be required prior to building permit approval.

Reviewer: Sue Farinetti

Date: March 27, 2002

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: April 1, 2002

Zoning Advisory Committee Meeting of March 4, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

317, 331, 332, 336-338, 340-342, 345, 346, 348, 349

No AG Comments for 334, 335, 339.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS HLT*

DATE: March 27, 2002

SUBJECT: Zoning Item 339
Address 3516 Bay Drive

Zoning Advisory Committee Meeting of March 4, 2002

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____ Additional Comments:

Reviewer: Keith Kelley

Date: March 27, 2002

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 7, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

VAR 6

SUBJECT: 3516 Bay Drive

INFORMATION:

Item Number: 02-339

Petitioner: Robert A Zomoida

Zoning: RC 5

Requested Action: Varinace

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a side yard setback of 13 feet and 5 feet in lieu of the required 50 feet respectively and to approve an undersized lot per Section 304 contingent upon the following:

1. Elevation drawings of the proposed addition should be submitted to the Office of Planning for review and approval prior to the issuance of any building permits.

Prepared by:

Maeta A. Cunniff

Section Chief:

Gary L. Kerns

AFK/LL:MAC:

3/14/02
R. Jablon



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.1.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 339 DT

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1-

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
3516 Bay Drive
W/S Bay Dr, 125' N of Bay Dr
15th Election District, 8th Councilmanic

Legal Owner: Robert A. & Diana L. Zomoida
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-339-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



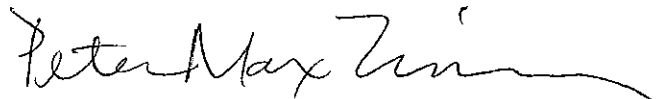
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. & Diana L. Zomoida, 3516 Bay Drive, Baltimore, MD 21220, Petitioners.



PETER MAX ZIMMERMAN

2/25/02
8

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

To: Donna Thompson
Department of Permits and
Development Management

FROM: Lynn Lanham
Development Review Section
Office of Planning

SUBJECT: Undersized Lot
3516 Bay Drive

DATE: February 25, 2002

The Office of Planning has reviewed the undersized lot request and supports the proposal subject to compliance with the following comments:

1. Submit architectural elevation to the Office of Planning for review and approval prior to the issuance of building permits.
2. Upgrade the appearance of the existing garage to complement the proposed dwelling.
3. Conversion of the garage to an accessory apartment is not permitted.


Lynn Lanham

LL:kma

Post-It® Fax Note		7671	Date	2/25	# of pages	2
To	Donna Thompson		From	Lynn Lanham		
Co./Dept.	Planning		Co	Planning		
Phone #			Phone #	X 2824		
Fax #	X 2824		Fax #			

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 02-339-A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Residential Processing Fee Paid
(\$50.00)Accepted by D. THOMPSON
Date 2/14/02

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Robert & Dyana Zomaida 3516 Bay Dr Balto 21220 410-335-1257
Print Name of Applicant Address Telephone Number
Lot Address 3516 Bay Dr Election District 15 Councilmanic District 8 Square Feet 12550 SF

Lot Location: N E S W/side/corner of _____ feet from N E S W corner of _____
(street) (street)

Land Owner: Robert & Dyana Zomaida Tax Account Number 1501920114

Address: 3516 Bay Dr Balto MD 21220 Telephone Number 410, 335-1257

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (2 copies) available in Room 206, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Photographs (please label all photos clearly) Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>B.C. 5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

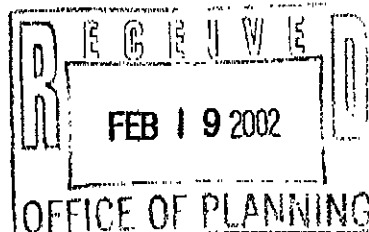
☐ Approval☐ Disapproval☒

Approval conditioned on required modifications of the application to conform with the following recommendations:

See ATTACHED

Signed by

for the Director, Office of Planning and Community Conservation



Date

2/25/02

Revised 2/25/99

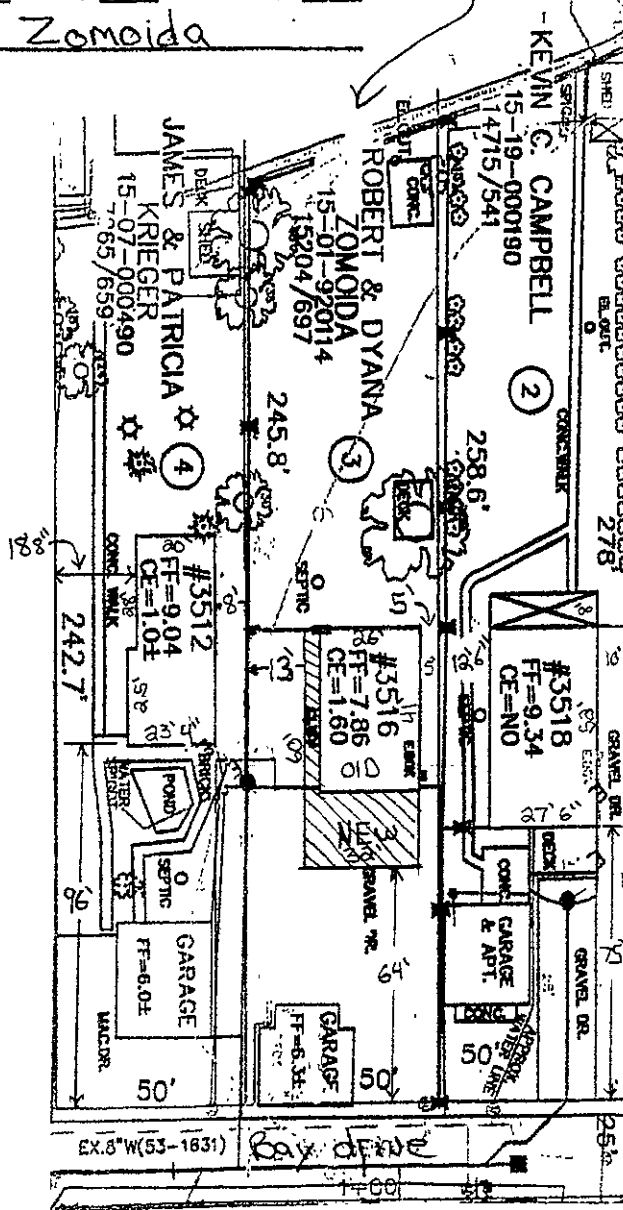
**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3516 Bay drive
 SUBDIVISION NAME Bowley's Quarters
 PLAT BOOK # 7 FOLIO # 78 LOT # 3 SECTION #
 OWNER Robert + Dyana Zomoida

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBJECT PROPERTY



Subject Property

VICINITY MAP
 SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 8
 1" = 200' SCALE MAP # NE-1-K
 ZONING RC.5

LOT SIZE
 ACREAGE 12.500
 SQUARE FEET

	PUBLIC	PRIVATE	YES	NO
SEWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA			<input checked="" type="checkbox"/>	<input type="checkbox"/>
100 YEAR FLOOD PLAIN			<input checked="" type="checkbox"/>	<input type="checkbox"/>
HISTORIC PROPERTY/BUILDING			<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING				

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

D. Thompson 339 02-339-A

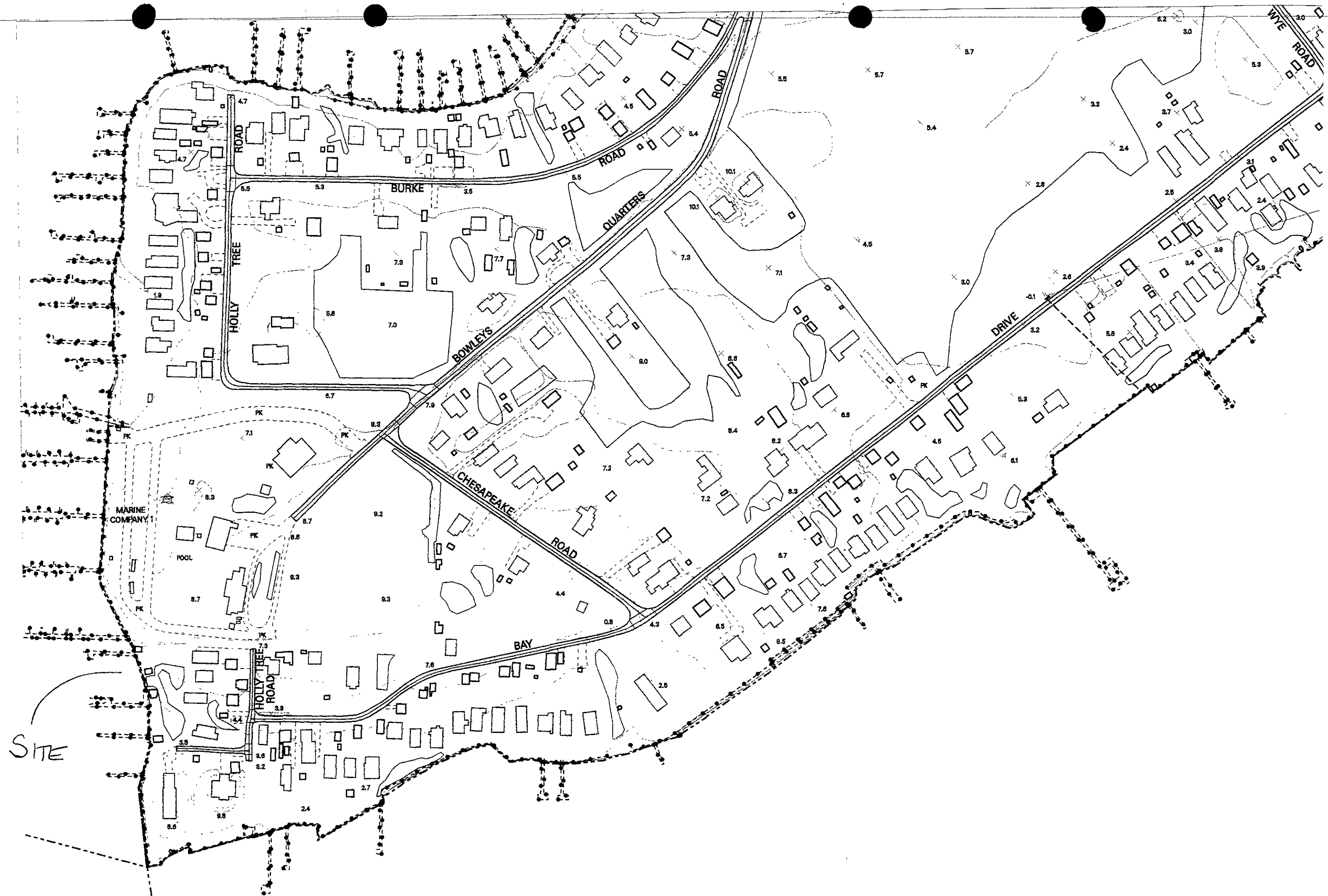


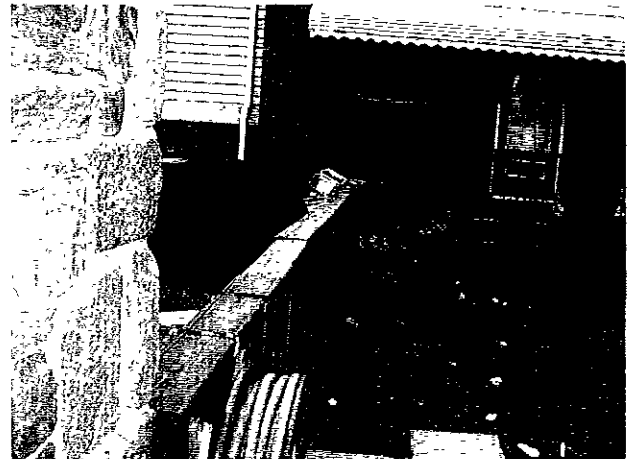
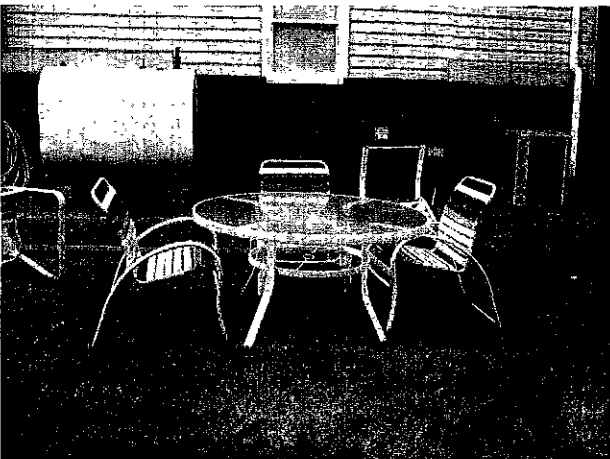
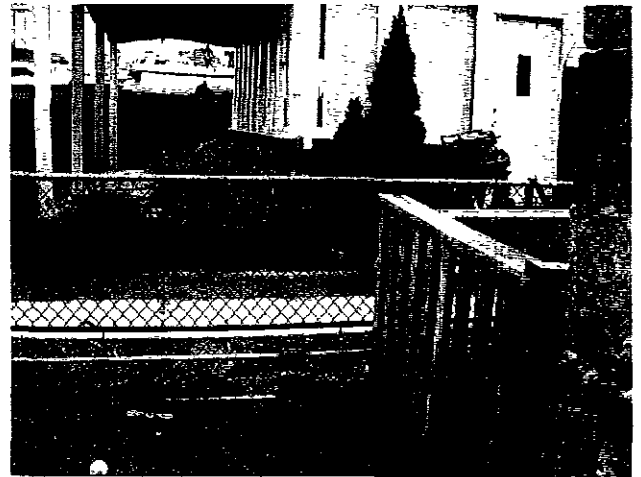
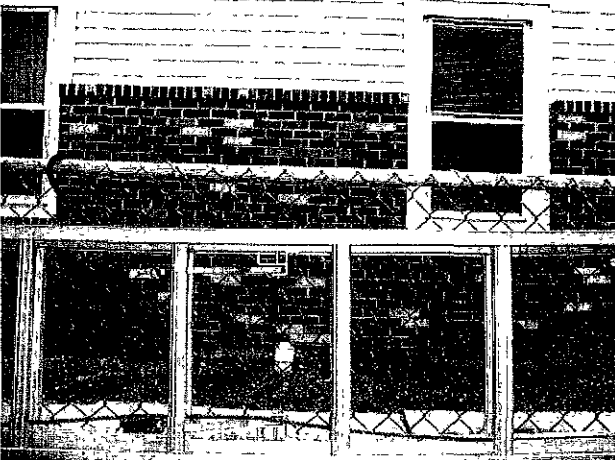
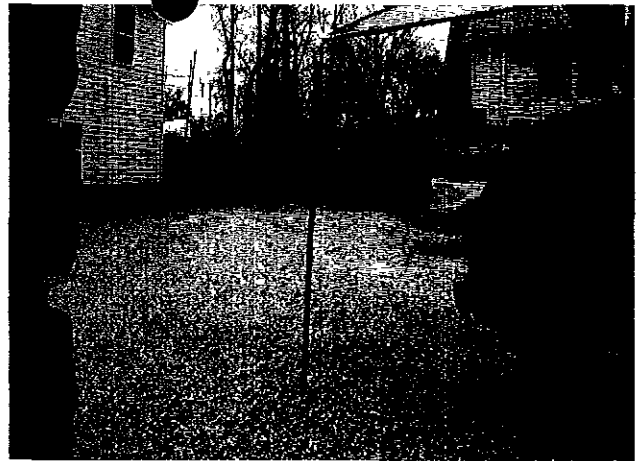
PREPARED BY RAZ

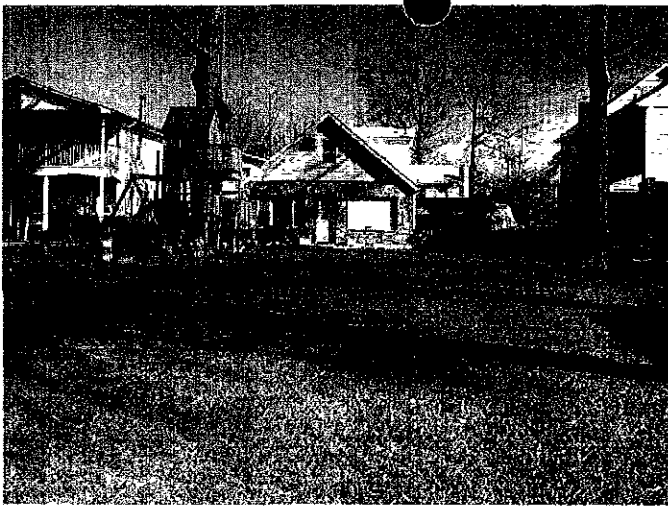
SCALE OF DRAWING: 1" = 50'

25' R/W
 17± Paving

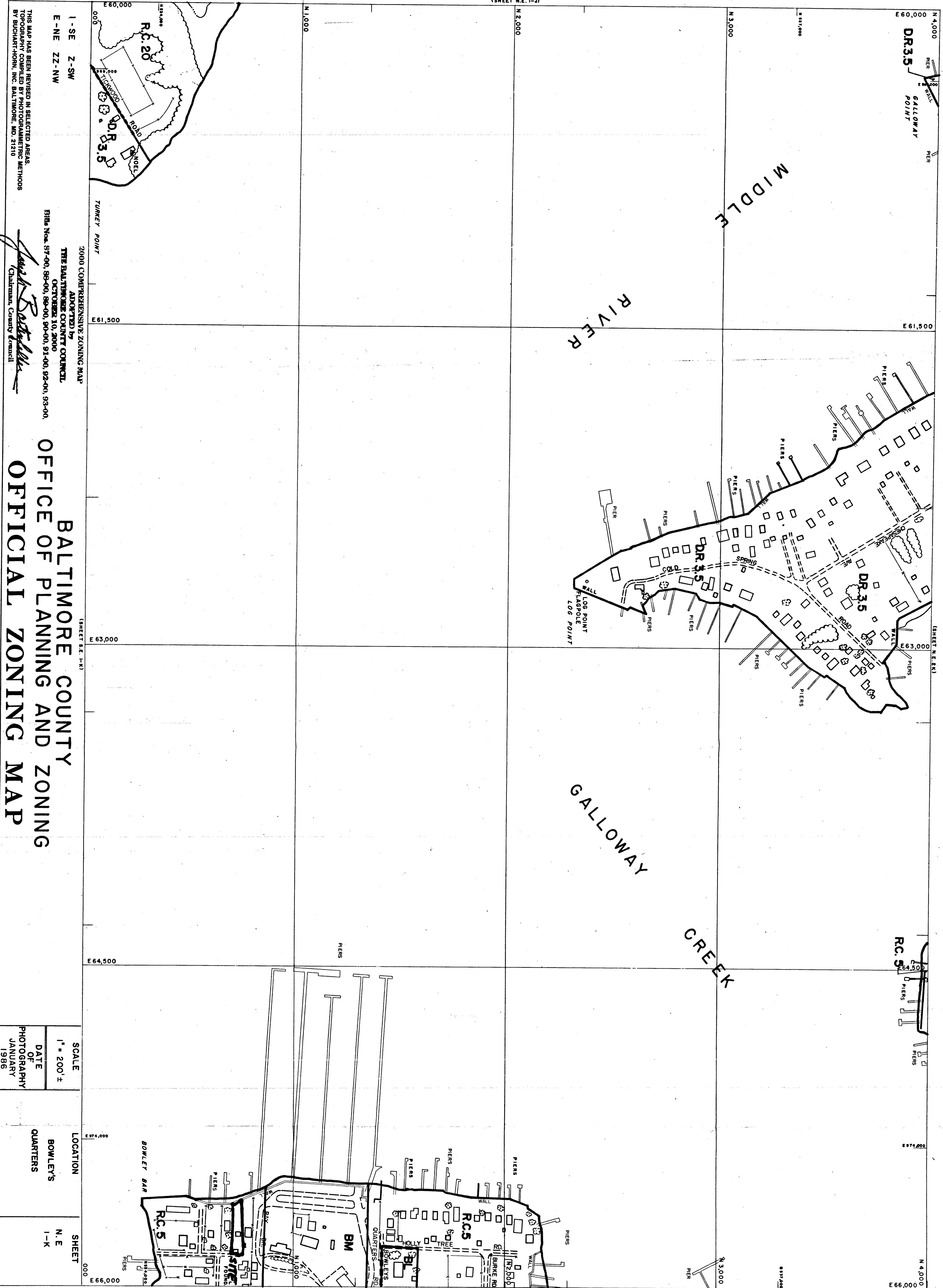
Ref. Ex. #1







02-339-A



1 - SE Z - SW
E - NE Z - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE		LOCATION	SHEET
1" = 200'			
DATE OF PHOTOGRAPHY JANUARY 1986		BOWLEY'S QUARTERS	N.E. 1-K

NE 1 K